

1 BILL NO. R-82-02-16

2 DECLARATORY RESOLUTION NO. R-20-82

3 A DECLARATORY RESOLUTION designating  
4 an "Urban Development Area" under  
I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated  
6 February 8, 1982, to have the following described property  
7 designated and declared an "Urban Development Area" under Division  
8 6, Article II, Chapter 2 of the 1974 Municipal Code and I.C. 6-1.  
9 1-12.1, to-wit:

10 Lots Numbered 1, 2, 1, 4, 5, 6, 7, John H. Bass'  
11 Subdivision of Lot Numbered 86 Original Plat  
12 to the town, now City of Fort Wayne, except  
such part thereof appropriated for the widen-  
ing of Clinton Street,

13 located at and commonly known as:

14 701 South Clinton Street, Fort Wayne, Indiana;  
15 and

16 WHEREAS, it appears that said petition should be pro-  
17 cessed to final determination in accordance with the provision  
18 of said Division 6.

19 NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
20 THE CITY OF FORT WAYNE, INDIANA:

21 SECTION 1. That, subject to the requirements of Section  
22 2 below, the above described property is hereby designated and  
23 declared an "Urban Development Area" under I.C. 6-1.1-12.1.

24 SECTION 2. That the foregoing is subject to:  
25 (a) An affirmative ("Do Pass") recommen-  
26 dation by the Fort Wayne Redevelopment  
27 Commission, after due hearing, analysis  
and study in accordance with the provi-  
sions of Division 6, Article II, Chapter 2  
of the Municipal Code of the City of  
Fort Wayne, Indiana of 1974.

28 (b) Final confirmation hereof by due  
29 passage upon the final vote hereon.

30 SECTION 3. That this Resolution shall be effective upon  
31 passage and approval by the Mayor.

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B. A. B.  
COUNCILMAN

APPROVED AS TO FORM AND  
LEGALITY FEBRUARY 19, 1982

BOBY  
BRUCE O. BOXBERGER, CITY ATTORNEY

Read the first time in full and on motion by Stier,  
seconded by Stier, and duly adopted, read the second time  
by title and referred to the Committee Regulations (and the City  
Plan Commission for recommendation) and Public Hearing to be held after  
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,  
Indiana, on 19, the 19 day of April, at 9 o'clock A.M., E.S.T.

DATE: 2-23-82

Charles W. Westerman  
CHARLES W. WESTERMAN - CITY CLERK

Read the third time in full and on motion by Stier,  
seconded by Stier, and duly adopted, placed on its  
passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	<u>—</u>	<u>—</u>	<u>1</u>	<u>—</u>
<u>BRADBURY</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>BURNS</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>EISBART</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>GiaQUINTA</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>NUCKOLS</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>✓</u>	<u>—</u>
<u>SCHMIDT</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>SCHOMBURG</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>STIER</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>TALARICO</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>

DATE: 4-13-82

Charles W. Westerman  
CHARLES W. WESTERMAN - CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,  
Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL)  
(APPROPRIATION) ORDINANCE (RESOLUTION) NO. Q-20-82  
on the 13th day of April, 1982.

ATTEST:

(SEAL)

Charles W. Westerman  
CHARLES W. WESTERMAN - CITY CLERK

Samuel J. Talarico  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on  
the 14th day of April, 1982, at the hour of  
11:00 o'clock A.M., E.S.T.

Charles W. Westerman  
CHARLES W. WESTERMAN - CITY CLERK

Approved and signed by me this 21st day of April  
1982, at the hour of 4 o'clock P.M., E.S.T.

WIN MOSES, JR.  
WIN MOSES, JR. - MAYOR

BILL NO. R-82-02-16

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON Regulations TO WHOM WAS REFERRED AN  
ORDINANCE A DECLARATORY RESOLUTION designating an "Urban  
Development Area" under I.C. 6-1.1-12.1

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HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT  
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

BEN A. EISBART - CHAIRMAN



JANET G. BRADBURY - VICE CHAIRMAN

PAUL M. BURNS

JOHN NUCKOLS

ROY J. SCHOMBURG

James J. Lewis Jr.  
Roy J. Schomburg

4/12/82 CONCURRED IN  
DATE CHARLES W. WETTERMAN, CITY CLERK

NO.         

19

RECEIVED FROM Staff Photo

100 00 00 DOLLARS

Account Total \$                   

Amount Paid \$                   

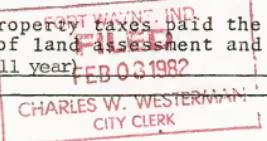
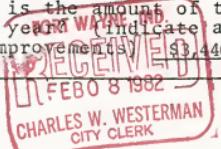
Balance Due \$                   

"THE EFFICIENCY-LINE" AN AMPAD PRODUCT

APPLICATION FOR CONSIDERATION FOR  
DESIGNATION AS AN URBAN DEVELOPMENT AREA

This Application is to be completed and signed by the owner of the property where property redevelopment or rehabilitation is to occur. The Common Council of the City of Fort Wayne reviews this Application for designation as an "Urban Development Area" in discharge of its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977 and amended in 1979. The Common Council makes no representation as to the effect of a designation granted by the Council for purposes of any further applications or approvals required under Public Law 69, and makes no representation to an applicant concerning the validity of any benefit conferred under Public Law 69.

1. Address of Property 701 South Clinton Street, Fort Wayne, IN 46802
2. Street Boundaries (if applicable)  
Structure is located at the southeast corner of Main Street and Clinton Street
3. Legal Description of Property  
Lots Numbered 1, 2, 3, 4, 5, 6, 7  
John H. Bass' Subdivision of Lot Numbered 86 Original Plat to the town, now City of Fort Wayne, except such part thereof appropriated for the widening of Clinton Street.
4. Township Wayne
5. Taxing District Fort Wayne - Wayne
6. Current Zoning District B 3 A
7. Variance Grant (if any) Variance to be requested from the State Fire Marshall for height of building. Variance should be approved since building will be sprinkled throughout.
8. Current Use of Property
  - (a) How is property presently used? A small portion of the property is currently occupied by the executive offices of Journal Gazette Company. The remainder of the building is unoccupied and has been unoccupied for some time.
  - (b) What structure(s) (if any) are on the property? An office building consisting of a basement, three floors, and a mezzanine.
  - (c) What is the condition of this structure/these structures? The structure was built in 1928. Only minor improvements were made since that time. Although it is structurally sound, the building requires a new roof, as well as extensive remodeling and rehabilitation in order to be suitable for any gainful occupancy.
9. Current Assessment on Land and Improvements
  - (a) What is the amount of latest assessment? Total -- \$51,100
  - (b) What is the amount of total property taxes paid the immediate past year? Indicate amount of land assessment and assessment on improvements) \$3,446.54 (full year)



17. Description of Project Rehabilitation to adapt the structure for a multi-tenant office and retail use. Complete exterior and interior renovation. Exterior renovation will be historically accurate in all details including canopies. The interior renovation will maintain many historical attributes with improvements being made to bring the entire structure up to current code requirements.

18. Development Time Frame

(a) When will physical aspects of development or rehabilitation begin? February, 1982

(b) When is completion expected? September, 1982

19. Cost of project (not including land cost) Approximately \$1,000,000

20. Permanent Jobs Resulting from Completed Project

(a) How many permanent employees will be employed at or in connection with the project after it is completed? Approximately 18,000 square feet of rentable office space for tenant use will be available to provide space for an undeterminable number of employees.

(b) What kind of work will employees be engaged in? Professional services — office employment, possibly some retail employment

(c) How many jobs new to Fort Wayne will be created as a result of project completion? Undeterminable

21. Additional municipal services necessitated by project (eg. enlargement of sewer, improvement of streets) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? The structure is centrally located in the downtown section of Fort Wayne. The building was erected in 1928 and its original use was the location for the printing and publishing of the Journal Gazette Newspaper. Subsequent to the completion of the News Sentinel/Journal Gazette building, most of the space has not been utilized for the past 15 years. As a result, the building has deteriorated and is in need of substantial rehabilitation. As a part of the committee's effort to revitalize the downtown section of Fort Wayne, the Journal Gazette Company has proposed to rehabilitate the Journal Gazette building, restoring its exterior appearance to its original form and renovating the entire interior of the structure.

23. Furtherance of City Development Objectives (circle letter and explain)

(a) Will the project improve utilization of vacant under-utilized land? N/A

(b) Will the project improve or replace a deteriorated or obsolete structure? Yes, since the building has not had a major renovation in the past, the building has deteriorated. Therefore, the anticipated \$1,000,000 renovation project will substantially improve the existing structure.

(c) Will the project preserve a historically or architecturally significant structure? Yes, the architects (Archonics) of the project have been careful to preserve the historically significant aspects of the structure and application has been made for declaring the Journal Gazette building as a certified historic structure.

(d) Will the project contribute to the conservation and/or stability of a neighborhood? Yes, the downtown area of Fort Wayne is undergoing a revitalization program of which the proposed Journal Gazette rehabilitation will be an inherent part.

(e) Will the project provide a more attractive appearance for the City (eg. restoration of a facade, landscaping, new design)? Yes, the location of the Journal Gazette building (rear of Freiman Square, City-County Building) will be substantially improved since the proposed rehabilitation will restore the exterior to its original form including replacement of canopies.

24. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

Yes

No

25. Financing on Project

What is the status of financing connected with the project? The Journal Gazette Company is considering various forms of financing including mortgage financing with a bank, utilization of existing corporate assets, or economic development bonds.

I hereby certify that the information and representations on this Application are true and complete.

JOURNAL GAZETTE COMPANY

*Naomi Erb, Secy.*  
Signature(s) of Owner(s)

*2-8-82*  
Date

APPLICATION FOR DECLARATORY RESOLUTION

TO: FORT WAYNE REDEVELOPMENT COMMISSION

1. The undersigned, the Journal Gazette Company (successor by merger to J G Corporation, formerly Journal Gazette Building Corporation) hereby represents to the Fort Wayne Redevelopment Commission that it is the owner of the following described real estate in Allen County, Indiana:

Lots Numbered 1, 2, 3, 4, 5, 6, 7 John H. Bass' Subdivision of Lot Numbered 86 Original Plat to the town, now City of Fort Wayne, except such part thereof appropriated for the widening of Clinton Street.

2. The applicant represents that said real estate has become undesirable for normal development and occupancy because of its antiquated condition, and the deterioration of improvements thereon, which have impaired its value and prevented any normal or useful development thereof.

3. Applicant hereby requests, pursuant to I.C. 6-1.1-12.1-1 through 6, that this Commission adopt a Declaratory Resolution finding that the property above described is an "urban development area", as that term is defined in the statute, and that, after following the procedures required by said statute, this Commission take final action confirming said Declaratory Resolution.

4. That the designation of the land as an "urban development area" will enable the applicant to rehabilitate and restore said property for useful occupancy, and aid and encourage the development and improvement of the area to the benefit of the City of Fort Wayne and its citizens.

WHEREFORE, applicant respectfully requests that the Fort Wayne Redevelopment Commission adopt a Declaratory Resolution finding the above described real estate to be an "urban development area" and take all further action required by law to make said Resolution final.

the Journal Gazette Company

By: Naomi Erb  
Its Secretary

DECLARATORY RESOLUTION

WHEREAS, the Fort Wayne Redevelopment Commission has been requested, by the owner thereof, the Journal Gazette Company, to find, pursuant to I.C.6-1.1-12.1-2, that the following described real estate, within the corporate limits of the City of Fort Wayne, Indiana, is an urban development area:

Lots Numbered 1, 2, 3, 4, 5, 6, 7 John H. Bass' Subdivision of Lot Numbered 86 Original Plat to the town, now City of Fort Wayne, except such part thereof appropriated for the widening of Clinton Street,

all of which said real estate, including the name of the record owner, the boundaries thereof and the streets and roads bordering thereon, is specifically shown on the maps attached hereto and made a part hereof; and,

WHEREAS, this Commission has determined that the described real estate has become undesirable for normal use and occupancy because of the antiquated and deteriorated condition thereof; and its serious need for rehabilitation; and,

WHEREAS, the redevelopment and rehabilitation of the property, as those terms are defined in I.C. 6-1.1-12.1-1, would be of public utility and would be to the benefit and welfare of all citizens and taxpayers of the City of Fort Wayne;

NOW, THEREFORE, BE IT RESOLVED, by the Fort Wayne Redevelopment Commission that the real estate hereinabove described should be and is hereby declared to be an "urban development area", as that term is defined and intended in I.C. 6-1.1-12.1- through I.C. 6-1.1-12.1-6.

BE IT FURTHER RESOLVED, That this resolution shall be submitted to the Fort Wayne Plan Commission with the request and recommendation that it issue its written order approving the same and that said approving order be submitted forthwith to the Common Council of the City of Fort Wayne for its approval.

BE IT FINALLY RESOLVED, That upon receipt of the written order of approval of this resolution from the Plan Commission and the Common Council, this Commission cause notice of the adoption of this resolution and the

purport thereof to be published in the Fort Wayne Journal Gazette and the News-Sentinel, once each week for two (2) consecutive weeks, which notice shall name a date for public hearing on the final adoption of this resolution, which date shall be not less than ten (10) days after the last publication, and that at the conclusion of said public hearing, this Commission shall take final action hereon.

This is to certify that the above is a true and exact copy of a resolution adopted by the Fort Wayne Redevelopment Commission at its meeting dated , 1982.

---

, Secretary

**FORT WAYNE  
REDEVELOPMENT  
COMMISSION**

DATE:  
TO:  
FROM:  
SUBJECT:

March 29, 1982

Ben A. Eisbart, Council Committee  
on Regulations  
Gary E. Wasson, Executive Director  
City Council Bill No. 82-02-16  
Tax Abatement - 701 South Clinton Street

*R-82-02-16*

*GEW*

Background

On February 8, 1982 Declarataory Resolution No. R-82-02-16 was introduced in City Council requesting designation of the property located at 701 South Clinton as an "Urban Development Area" for purposes of tax abatement. The Resolution was then referred to the Regulations Committee. In accordance with Resolution No. R-80-79, the Declaratory Resolution was then referred to the Redevelopment Commission for Public Hearing.

Action

The Fort Wayne Redevelopment Commission conducted the Public Hearing on March 22, 1982. No one spoke in opposition to the abatement requested.

Recommendation

Following the Public Hearing, the Redevelopment Commission at their Special Meeting on March 22, 1982 did adopt the attached Resolution No. 82-06 recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating

Lots Numbered 1,2,3,4,5,6,7, of John H. Bass' Subdivision of Lot Numbered 86 Original Plat to the town, now City of Fort Wayne, except such part thereof appropriated for the widening of Clinton Street, located and commonly known as:

701 South Clinton Street, Fort Wayne, Indiana

as an "Urban Development Area" for purposes of I.C. 6-1.1-12.1, as enacted by the General Assembly of the State of Indiana.

Rationale

The Redevelopment Commission staff received the aforementioned application and found that:

The Journal Gazette Company plans to rehabilitate the structure at 701 South Clinton for a multi-tenant office and retail use. There will be exterior renovation which will be historically accurate and will include the installation of such items as new canopies. The interior renovation will also maintain many historical attributes and will bring the entire structure up to current Code requirements. The cost of the project will be approximately \$1,000,000.

Ben A. Eisbart  
Page 2  
March 29, 1982

It is the opinion of the Commission that the property at 701 South Clinton Street qualifies as an "Urban Development Area" in view of the fact that the proposal meets many of the objections of the Redevelopment Commission, as stated in Resolution NO. 78-5 authorizing implementation of procedures with regard to Public Law No. 69, as amended. The objectives which are addressed by the Journal Gazette Company proposal are as follows:

- (a) improvement in the physical appearance of the City,
- (b) increase in employment
- (c) neighborhood conservation and stabilization
- (d) effective utilization of underutilized land, and
- (e) rehabilitation of a deteriorated structure

Additional positive weight should be given to this proposal since:

1. The property is within the area previously determined by the Commission in the Downtown First Stage Development Studies as being underutilized

If you have any questions, please contact this office.

GEW/jes  
cc: Mr. Charles Westerman, City Clerk  
enclosure